

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, OCTOBER 31, 2006**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, October 31, 2006, commencing at 7:03 a.m.

A. ROLL CALL

Present: Council Members – Beckman, Hansen, Johnson, Mounce, and Mayor Hitchcock

Absent: Council Members – None

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

B. TOPIC(S)

B-1 "Review of Site Plan and Architectural Review Committee and Planning Commission Process"

Community Development Director Hatch provided an overview outlining the history and current status of the Site Plan and Architectural Review Committee (SPARC). Mr. Hatch discussed various topics including, but not limited to, the make-up of SPARC, the charge of the non-legislative body, Planning Commission relations and involvement, specific concerns regarding the Lowe's and Vineyard Christian Middle School projects, operational procedures and timing associated with SPARC and Planning Commission reviews, and the lack of protocol for SPARC.

Council Member Hansen inquired about the lack of guidelines to assist SPARC members in understanding their role and authority and suggested clear delineation of the same. Mr. Hatch stated the authority is limited by the Code, which does not set forth clear criteria for application or specific training requirements for SPARC members.

Council Member Hansen inquired about design standards. Mr. Hatch stated a hodgepodge of design standards exist for the downtown area and big boxes while development plans are subject to individual standards based on each project.

City Manager King provided examples of various design standards for different cities.

Mayor Hitchcock stated the SPARC inception was controversial and criteria may not have been delineated purposefully. She stated the overstepping of authority on the Vineyard School project may have been based on a loss of institutional knowledge. Council Member Mounce stated the changed conditional use permit should have gone through the review process to ensure the approved project was the one that was being completed.

City Manager King stated the question is whether SPARC is needed and if so, what about SPARC review before the Planning Commission review, an alternate order of review, and additional criteria. Mr. King also stated other cities include professional architects and engineers on SPARC to ensure a certain level of design review knowledge. Mayor Hitchcock stated professionals on SPARC may be difficult because Lodi is small, but it may be good to look at other cities.

Mayor Pro Tempore Johnson stated he agrees with the concept of ratcheting down a bit but does not want to over engineer the issue.

Community Development Director Hatch stated there is a disconnect between the projects that go to the Planning Commission and SPARC because those going to the Planning Commission have the benefit of the public notice and comments and SPARC projects do not. Mr. Hatch suggested it is possible to eliminate SPARC and have entire projects, with design elements, come to the Planning Commission because of the small number of projects.

Council Member Beckman stated Mr. Hatch's suggestion made sense. Mr. Beckman suggested the guidelines be given to applicants before Planning Commission review to ensure awareness of the process and requirements.

Mayor Hitchcock inquired about the timing of a two-part process for Planning Commission review. Council Member Hansen stated the goal is to streamline the process while tightening up the process without creating an additional level of bureaucracy. Council Member Beckman stated having the entire project go to the Planning Commission takes care of issues regarding procedural change and finality of projects.

Council Member Mounce asked how many projects arise within a six-month period. Mr. Hatch stated the City averages one project per month.

Community Development Director Hatch stated a procedure may be put into place where smaller projects provide a complete set of plans with one pass through with the Planning Commission while larger projects can come back to Planning Commission an additional time after direction and staff assistance. Council Member Beckman agreed with Planning Commission review of entire projects.

Council Member Hansen suggested alternatives be brought back to Council after comparisons with other cities.

Mayor Hitchcock stated she was hesitant to have staff review projects instead of them being brought back to the Planning Commission and suggested criteria be given to applicants to ensure they are aware of the expectations.

Community Development Director Hatch suggested a predevelopment review process for larger projects, including department review of preliminary concepts and design through an interactive process, to alleviate staff's greatest concerns with the projects before an applicant invests a large amount of money into the design of the project.

Mayor Hitchcock stated the Planning Commission and SPARC evolved for a reason. Mr. Hatch stated some kind of project design review is necessary but it can be done by either the Planning Commission or SPARC.

City Attorney Schwabauer clarified whether the Council desired a rule that requires the highest authority granting the conditional use permit to accept changes that occur thereafter. Council Member Mounce stated it made sense but inquired about the downside. Mr. Schwabauer stated the downside is that the City Council may end up making decisions for which the Planning Commission is better suited.

Mayor Pro Tempore Johnson stated staff approvals of minor changes are acceptable; however, project redesigns, such as the inclusion of an additional building, should go through the entire process again to ensure only approved projects are constructed. City Attorney Schwabauer expressed concern with staff interpretation of changes and stated bright line rules are easier.

City Manager King stated staff will report back to the City Council regarding Planning Commission and SPARC alternatives.

PUBLIC COMMENTS:

- David Johnson spoke in favor of eliminating SPARC and having entire projects reviewed by the Planning Commission. Mr. Johnson alternatively suggested adjusting timelines for SPARC review.

B-2 "Power Supply Update"

Electric Utility Director Morrow provided a presentation regarding power supply. Mr. Morrow discussed various topics including, but not limited to, existing resources, power supply planning, future needs, future resources, geothermal project, hydroelectric projects, CT1 and 2 projects, Western Area Power Administration Contract, Seattle City Light, existing power resources, types of power supply including peaking, intermediate, and baseload, power supply cost profile, load factor, load duration curve, Lodi energy forecast, Lodi peak forecast, fiscal year 2007 open position, fiscal year 2008 open position, energy balance, net energy balance, new Lodi project overview, wind projects, Resource 500 project, Northern California Power Agency green power project, green power summary, Senate Bill 1368, and challenges satisfying baseload needs and future activities.

Mayor Hitchcock asked if peaking was defined by both cost and availability. Mr. Morrow stated it involves both and electric utilities need all three.

Mayor Hitchcock inquired about the criteria for open position. Mr. Morrow stated various economy-related factors including history and trend analysis of certain known conditions are considered.

Mayor Hitchcock inquired about open position based on greater percentage of ownership and tying up contracts. Mr. Morrow stated the open position is based on ownership percentages, contracts, and project involvement over an extended period of time. He stated 60% to 65% of open position is not a winning strategy. City Manager King provided open position examples for various cities, including Lompoc and Santa Clara. Mr. Morrow stated the current status is a result of 20 years of power supply decisions.

Mayor Hitchcock asked why 30 megawatts are not being requested with the new project. Mr. Morrow stated it is important to diversify and the 30 megawatt issue will be addressed in the near future.

Discussion ensued between City Manager King and Mr. Morrow regarding the disconnect with commercial and residential rates and the corresponding baseload needs served by specific resources.

PUBLIC COMMENTS:

- Myrna Wetzel inquired about solar energy. Mr. Morrow stated solar energy is a peak resource available when the sun is out and, while it can provide some contribution, it does not help with the core issue of a lack of baseload. Council Member Hansen stated the State backed off of solar energy due to a lack of technology and it is important to have a good portfolio that gives a variety of options.

Mayor Pro Tempore Johnson inquired about the power line associated with the new Lodi project. Mr. Morrow stated it is expected to be online in 2011 and Phase 2A and 2B will include permitting, design, and engineering matters. Mr. Morrow stated the City is currently involved in impact studies and he anticipates reviewing the matter in three to six months.

C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

D. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at 8:37 a.m.

ATTEST:

Randi Johl
City Clerk